

PROJECT SUMMARY SHEET
DECEMBER 2020

PROJECT APPLICANT: Yellow 3 LLC
Affiliate: Cipriani Energy Group Corp
PROJECT NAME: 1585 Tower Road
PROJECT #: 1101-20-6

TOTAL PROJECT INVESTMENT	\$4,758,900
ESTIMATED VALUE OF EXEMPTIONS BEING SOUGHT BY THE PROJECT: \$1,295,880	

Real Property Tax Exemption: \$1,248,291

RPTL 487 exempts the value of solar panel systems from local property taxes for years 1-15. If all taxing jurisdictions did not participate in RPTL 487, the real property taxes for the county, town and school on new infrastructure is estimated at \$1,533,632.

This PILOT request proposes a \$5,500 MW payment with a 2% escalator as well as an annual HOST Community payment of \$1,500 MW for a 15- year term. The value is as follows:

Total PILOT Payments -15 years	\$285,341
Total HOST Payments - 15 years	67,500

(The value of the RPT exemption noted above is the net benefit if no RPTL 487)

Mortgage Recording Tax Exemption: \$47,589

ESTIMATED VALUE OF PROJECT REVENUE:	\$379,271
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New tax revenue generated by the project:

PILOT Payment:	
\$5500/MG + a 2% escalator-15 years	\$285,341
Fire District Tax on new improvements-15years	54,730
Increased land taxes on underlying land 15 yrs	37,849
Fire District- <u>increase</u> on underlying land-15 yrs	1,351

The new improvements to the land are based on an average estimated assessment of \$2,643,963.

** The underlying land taxes are not subject to this PILOT request and will remain on the tax rolls. Taxes on the underlying land will increase as it will be assessed as an industrial use at the completion of the project.*

FINANCIAL COMPARISON

DIRECT IMPACT

Taxes:

Current Land Taxes With no project – 15 years	Estimated Land District Taxes With a project - 15 years
18.63 Acres/Rural Vacant Farmland \$16,183	18.63 Acres/\$54,032

- A gain of \$37,849 over a 15 year period of new tax revenue on the rolls as a result of the land converting to an industrial use compared to the former rural vacant land use.

Current Property Taxes on Improvements to Property	Estimated PILOT payments on Improvements to Property
N/A	\$285,341

- A gain of \$285,341 new revenue from infrastructure improvements on the land as a result of the project.

Ratio of investment/abatement if no RPTL 487: 27/1

This proposal varies from the agency's Uniform Tax Policy (UTEP), which calls for an overall reduction of 65% of property taxes over a 10- year period. This request is for an 81.39% reduction over a 15- year period. Additionally, this proposal also departs from the UTEP in that payments will be made to the taxing jurisdictions in each year of the agreement – there are no "zero" years.